



This excellent site occupies a prime position in the centre of Hollywood located off My Lady's Mile/Ardlee Avenue just a short walk from the bustling town centre with its popular coffee shops, boutiques and convenience stores, all combining to create first class convenience.

The site itself offers full planning for a detached home perfect for a retiring couple, young family or someone simply wanting to create their own grand design.

Offers Over
£125,000

Site @
42 Park Avenue,
Holywood ,
BT18 9LS

Viewing by
appointment
through agent
028 9042 4747



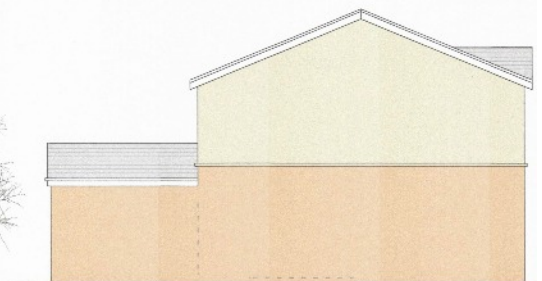
REAR ELEVATION (NORTH)



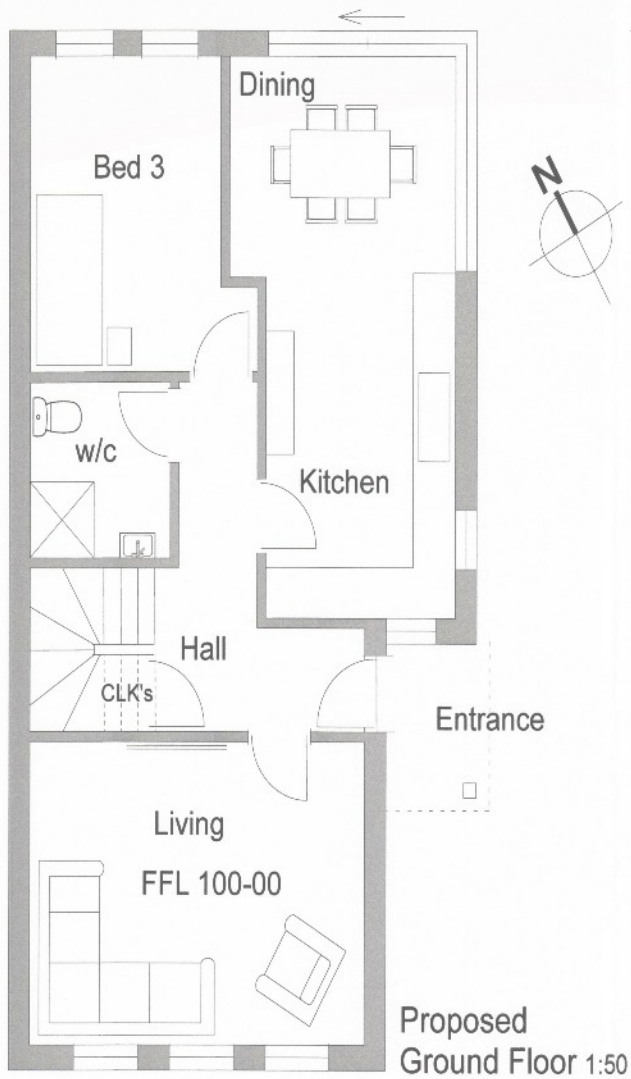
ARDLEE AVENUE ELEVATION



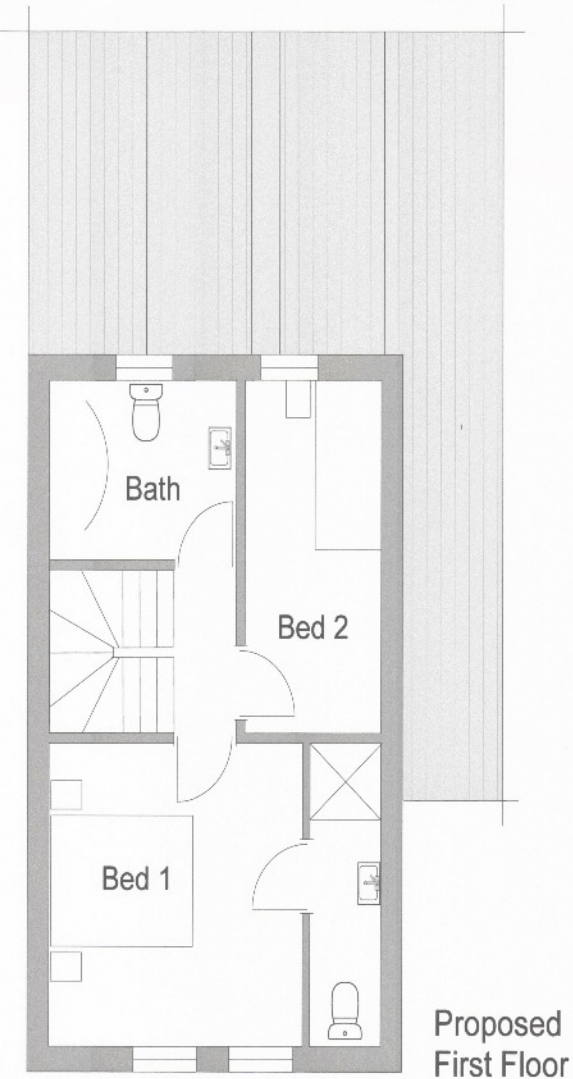
PARK AVENUE ELEVATION 1:100



SIDE ELEVATION



Proposed Ground Floor 1:50



Proposed First Floor

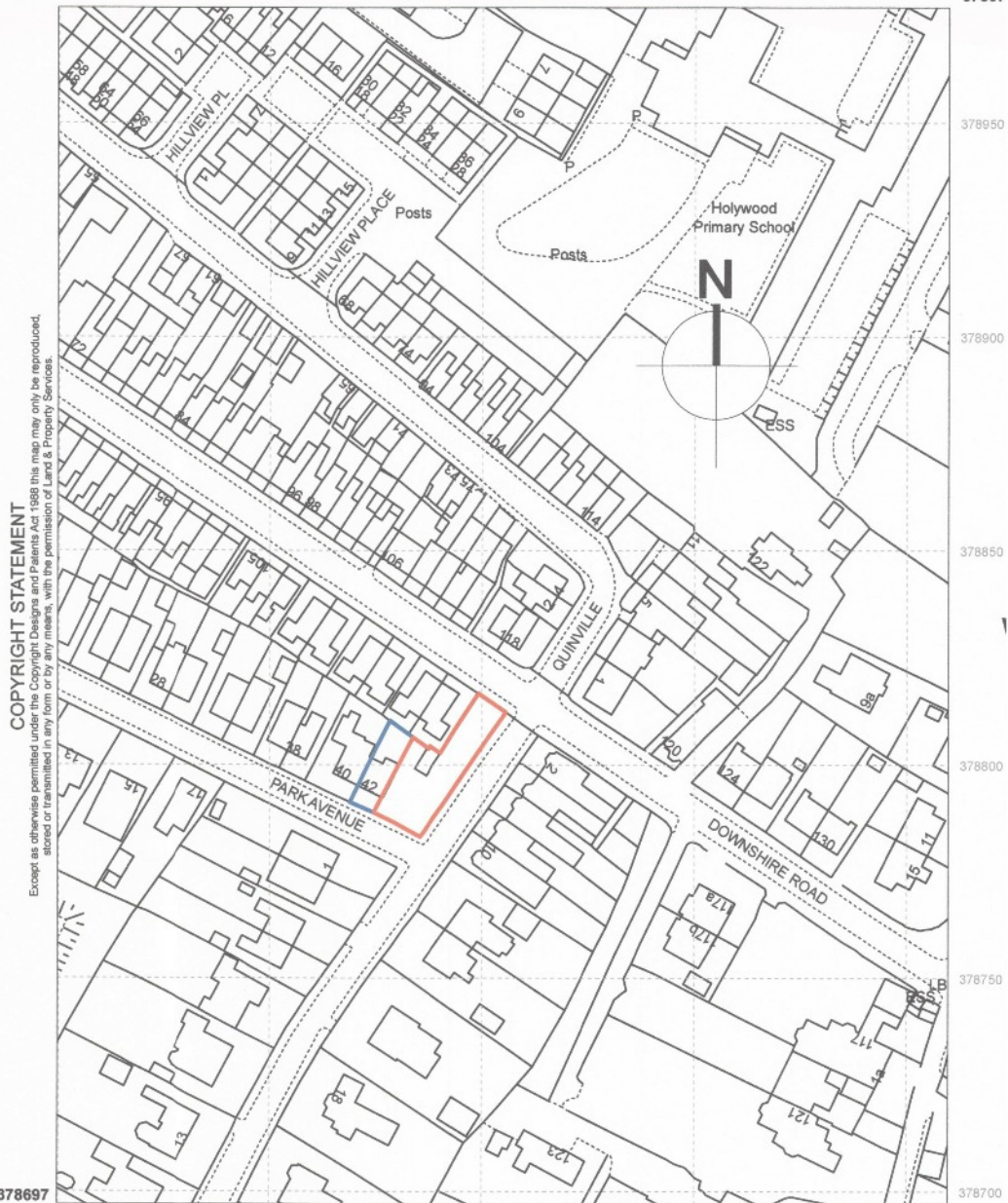
Centre Point (Easting, Northing): 340055, 378837

Plan No. 13004SW2

42 PARK AVENUE, HOLYWOOD, HOLYWOOD, BT18 9LS, 185177071

340155

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LOCATION PLAN 1:1250



APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA06/2020/0136/F**

Date of Application: **10th February 2020**

Site of Proposed
Development:

**Site adjacent to 42 Park Avenue
Holywood
BT18 9LS**

Description of Proposal:

**New dwelling adjacent to 42 Park Avenue and alterations to
the access of 42 Park Avenue, Holywood**

Applicant: Mrs Maureen Speers
Address: 42 Park Avenue
Holywood
BT18 9LS

Agent: Gary Harpur Architect
Address: 8 Tullywest Road
BT24 7LX

Drawing Ref: 01B

The Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.



2. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with the Proposed Site Layout Plan, Drawing No.01b bearing the stamp dated 29-09-2020 prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

3. The access gradient to the dwelling hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

4. The window highlighted in green on drawing No01B bearing the Council date stamp of 29 September 2020 shall be fitted with obscure glazing prior to the occupation of the dwelling hereby approved and this glazing shall be permanently retained thereafter.

Reason: To safeguard the residential amenity of neighbouring properties.

5. The existing hedge along the North, North East and Southern boundaries of the site as indicated in green on drawing No01B bearing the Council Date stamp of 29 September 2020 shall be permanently retained and let grow to a height of 1.8m. If the hedge is removed, uprooted or destroyed or dies within 5 years from the date of completion of the development it shall be replaced within the next planting season by another hedge in the same location of a similar species and size to be specified by the Council.

Reason: To ensure the amenity afforded by existing hedge is maintained and to safeguard the integrity of the Area of Townscape Character.

6. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015, or any Order revoking and/or re-enacting that Order, no extension or enlargement (including alteration to roofs) shall be made to the dwelling house hereby permitted without the grant of a separate planning permission from the Council.

Reason: The further extension of this dwelling requires detailed consideration to safeguard the amenities of the surrounding area.



**Ards and
North Down**
Borough Council

7. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015, or any Order revoking and/or re-enacting that Order, no buildings shall be erected within the curtilage of the dwelling house hereby permitted without the grant of a separate planning permission from the Council.

Reason: The erection of buildings within the curtilage of this dwelling requires detailed consideration to safeguard the amenities of the surrounding area.

8. Prior to the occupation of the dwelling hereby permitted, a 1.8m high wall or fence shall be erected along the boundary of the site as indicated in yellow on drawing No.01B bearing the Council date stamp of 29 September 2020 and shall be permanently retained thereafter.

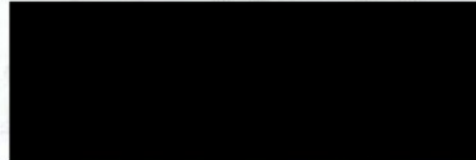
Reason: To protect the amenity of the adjacent properties.

Informatives

1. This Notice relates solely to a planning decision and does not purport to convey any other approval or consent which may be required under the Building Regulations or any other statutory purpose.

Dated: 9th March 2021

Authorised Officer





These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.